

-2-

TO HAVE AND TO HOLD the aforesaid land and premises unto himself, the said Gilmore R. Flautt, his heirs, personal representatives and assigns, subject to the following terms, covenants and conditions:

1st. That if the said Mortgagor, his executors, administrators or assigns, shall pay the aforesaid promissory note or any renewal thereof to the said Gilmore R. Flautt, his executors, administrators or assigns, at maturity and the interest thereon, according to the tenor of said note, then this Mortgage shall be void.

2nd. That, until default of such payment, the Mortgagor shall possess the mortgaged premises.

3rd. And the said Mortgagor hereby covenants that he will, during the continuance of this mortgage, keep the buildings on said mortgaged premises, fully insured in the minimum sum of SIX THOUSAND DOLLARS (\$6000.00), against loss or damage by fire, and that he will cause the policy or policies of such insurance to be so framed or endorsed as that in case of loss or damage the avails thereof shall inure to the benefit of the Mortgagee, or his assigns to the extent of his lien or claim under this mortgage, and

4th. That if default shall be made in the payment of said promissory note or any renewal thereof, at maturity or the interest thereon, or if default shall be made in any of the covenants of this mortgage, then it shall be lawful for the said Gilmore R. Flautt, his personal representatives or assigns to sell the mortgaged premises in front of the Court House Door in Frederick City, Frederick County, Maryland, at public auction for cash, after giving at least three weeks prior notice of the time, place and manner and terms of sale, by advertisement in some one or more newspapers published in Frederick County, Maryland, at least once a week prior to the day of sale and to apply the proceeds of such sale to the payment, in the first place of all expenses attending said sale including reasonable counsel fees and the usual